



# The Woodlands Newsletter

THE WOODLANDS AT ISLIP  
120 Finch Lane • Islip, NY 11751

July 2012

## THE BIG NEWS IS...

Gas conversion is underway! This major step is the beginning of the project which was discussed at our annual meeting. After months of research, all the data showed that the change from oil to gas heat will save the Woodlands a significant amount of money per year, and will also prevent the possibility of another oil leak like the one we experienced in 2010. That event cost us a substantial amount of money to clean up and had the potential to cost more in fines from the EPA if the spill had been larger.

Equipment has arrived, work has begun, and plans have been made to minimize any inconvenience the transition may cause shareholders in whose buildings oil tanks are being swapped for gas lines. The designated contractor, Absolute Heating, is providing oil burners which will run while he takes ours out so our hot water keeps flowing.

Our superintendent, Charlie, is working very closely with the vendors and has regular mini planning meetings to address each phase of the project.

### Some Project Specs

It was determined that our high pressure capability is being served by 1962 steel pipes. National Grid will have to replace the feeds to each of our eight buildings that have oil burners. There will be a cement slab at each building to house the meter and connections and National Grid has a right of way to perform their work based on governmental guidelines. (Plants and other items in the affected areas will have to be moved)

Ground breaking for the pipes to be laid is projected to start on July 30th.

## Accountant Advice

The Board has been discussing with our accountant the need for a slight increase in common charges (also called maintenance fees). As most of us recall, the Woodlands went for many years without any sort of increase in fees and, in 2011, rising costs caught up with us and the Board at that time had to mandate both an assessment and a maintenance increase to enable the Woodlands Corporation to meet its financial obligations.

Many shareholders expressed to the current Board that they would rather have had the increase be done in small increments over a period of time to prevent the "shock" to their budgets that the suddenly large amounts caused.

With the cost of goods and services rising daily, the smallest amount that is possible is a raise of 4%. The bulk of that (3%) is going toward the school tax increase that passed in June. Only 1% is going toward the expenses of the Woodlands Corporation. On a positive note, our move to gas heat should at least alleviate the amount of money we usually spend for oil in winter.

## Memorial Day Benefit Auction

*(report from the Hospitality Committee)*

The Memorial Day weekend benefit auction was a huge success! We raised \$500.00 from shareholders' bids on a variety of prizes, such as gift certificates from local merchants and donations from residents. Children in our community also went door to door to help with this cause.

The money collected went for supplies to send to our troops. In addition, we received letters from children and a donation of Boar's Head products. Members of the Hospitality Committee brought everything to the American Legion Hall, Post 94, in Babylon. The donations are going to: S/Sgt Francis Hanse Rominitch who is in Afghanistan and who is a member of this Legion Hall.

Photos from the turnover at the Legion Hall are on our Web site.

**THANK YOU TO ALL THOSE  
WHO PARTICIPATED!**

## NOTICE ABOUT ATTIC STORAGE

Shareholders in several units are using their building's attic space as their personal storage area. This is a liability issue that also affects residents' security and privacy. There have been notices about disallowing this practice over the years, in newsletters and notices sent out to the community.

All items must be removed from the attics by October 1, 2012. At that time the staff will enter each attic to ensure that all items have been removed and will secure all attic openings to prevent any future access to that area.

Any/all items left in the attics as of October 1, 2012, will be removed and discarded by the Staff.

## Another Helpful Resource

If you're looking to renovate or replace things in your home like tiles, bathroom and wall fixtures, you might want to check out ReStore, a division of Habitat for Humanity of Suffolk (<http://www.habitatsuffolk.org/restore.html>). Per their Web site, their store's mission is:

*Through the selling of donated construction and home related items we:*

- Prevent usable items from being put in landfills.
- Help Habitat for Humanity of Suffolk build more homes.
- Provide quality building materials to the general public at discounted prices. All prices are 50% or MORE off retail prices!

Check them out, save some \$\$\$, and help others, too!

## COMMUNAL GARDENING, ANYONE?

Have you ever walked or driven by an area in the Woodlands and thought, "Gee, that's a really bare spot...it needs a bush/tree/flowering plant"? We know you're out there so we're inviting shareholders who know about plants, have green thumbs or who just like plants to be part of a Gardening Committee. This organization will focus on the Woodlands grounds and bring to the Board their analyses of how areas can be improved and beautified with judicious planting. Members will also take note of, and report on, existing plants/shrubbery that need help or attention or places that may not get enough water for plants to thrive, etc. You can put your name and contact info in the mailbox at 120 Finch Lane and we will let you know if a group forms.



## In Other Doggie News...

There are a couple of new features for our pets in the dog run area. A kiddie pool has been provided for all the canine companions who perhaps wish to do "the dog paddle" or just splash around now that we're getting those 90+ degree days. A real fire hydrant is also coming soon...it was donated to the Woodlands and should be in use shortly.

On another note, more and more shareholders are acquiring or preparing to adopt pets. Although it is understandable to want that companionship, please note that we have Pet Rules, right on our Web site, which have also been mailed to shareholders. They exist to maintain a balance and harmony among everyone who lives in our community. DO read them and follow instructions so that the day you get your new pet is a joyful one, with no reason for fines or other stressful events. Also, please remember that having a pet is like having a child to take care of: they're solely dependent on you and their manners are those you teach them. Clean up after your pet and keep it leashed at all times to avoid any unpleasantness.

## Pride in Our Community

by Paula LaManna

Our complex looks great now that the summer is here. It reminds me of 'small town America' with our tree lined streets and manicured lawns. Thanks go out to many people. Not only to our staff, but also to many concerned residents.

That is why it is sad to see results of the 'few' unconcerned shareholders. For example, there are residents that refuse to pick up after their pets or, worse yet, don't pick up after themselves or their guests. Some days, litter literally lines our tree-lined streets.

We have a lot to be thankful for and much to be proud of. Please take the time to be a 'concerned' resident and prideful of our Community. Clean up after your pet, your guests, and yourself.

## Random Reminders

- There are still many reports of cars parked in tow-away zones (secondary gate or striped areas on the street) or in other shareholders' parking spots. This item has been in the last two newsletters, which is enough warning for everyone. Violators will be towed at the owner's expense.
- A shareholder's deck is theirs to use but do keep in mind that everyone can see what's on them. Check the house rules for what is and isn't allowed on decks (hint: garbage) and keep your deck neat and organized. No one wants to see an eyesore or smell trash as they walk by.
- Our laundry room is a communal space and there are several hundred of us who use it. Lately, there have been bundles of clothes left for hours in both the laundry carts, several dryers, and both the big washing machines. It is within the rights of those who need to use the facilities to take out your items and put them where they can. They may get lost or dirty once more, but it is your responsibility to come and get them as soon as they're done.
- The same goes for our great pool area. We ask that all litter, including cigarette butts, be disposed of properly and not left lying around.

The above reminders amount to one thing: keep our community clean and neat...it's for everyone's benefit!

## COMING SOON!

The Woodlands Web site is being revamped. The new site will contain helpful links to local merchants, places of worship, eateries, and other places of interest around and near our complex. It will also have a Google Maps feature. Watch for it in September. Advertisers are welcome!